

Preliminary Subdivision: The Orchard- Phase 3

For consideration by Metropolitan Planning Commission on January 13, 2026.

Applicant/Agent/ Owner: Mark Morris P.E

Engineer: Mark Morris

Surveyor: Mark Morris

Property Location:

Total Acres: 29.18

Proposed Lots: 43

Zoning:

District: **RS-8 LUO**, Single Family Residential with a Limited Use Overlay

Required Min. Lot Size: NA, *Min. Lot Width:* NA.

Proposed Lot: 13.61 acres – 592,888.30 sq. ft.

District: **RS-8**, Single Family Residential

Required Min. Lot Size: 5,445 sq. ft., *Min. Lot Width:* 50 ft.

Proposed Min. Lot Size: 0.1655 acres – 7208.22 sq. ft.

Proposed Max. Lot Size: 0.24 acres – 10644,03 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Woody Knoll Dr, Black Fork Creek, Grove CT, Red Maple Way

Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for preliminary subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the RS-8, Single Family Residential District with a Limited Use Overlay.